

# PHILADELPHIA, PA



Q2 2024 // MARKET REPORT







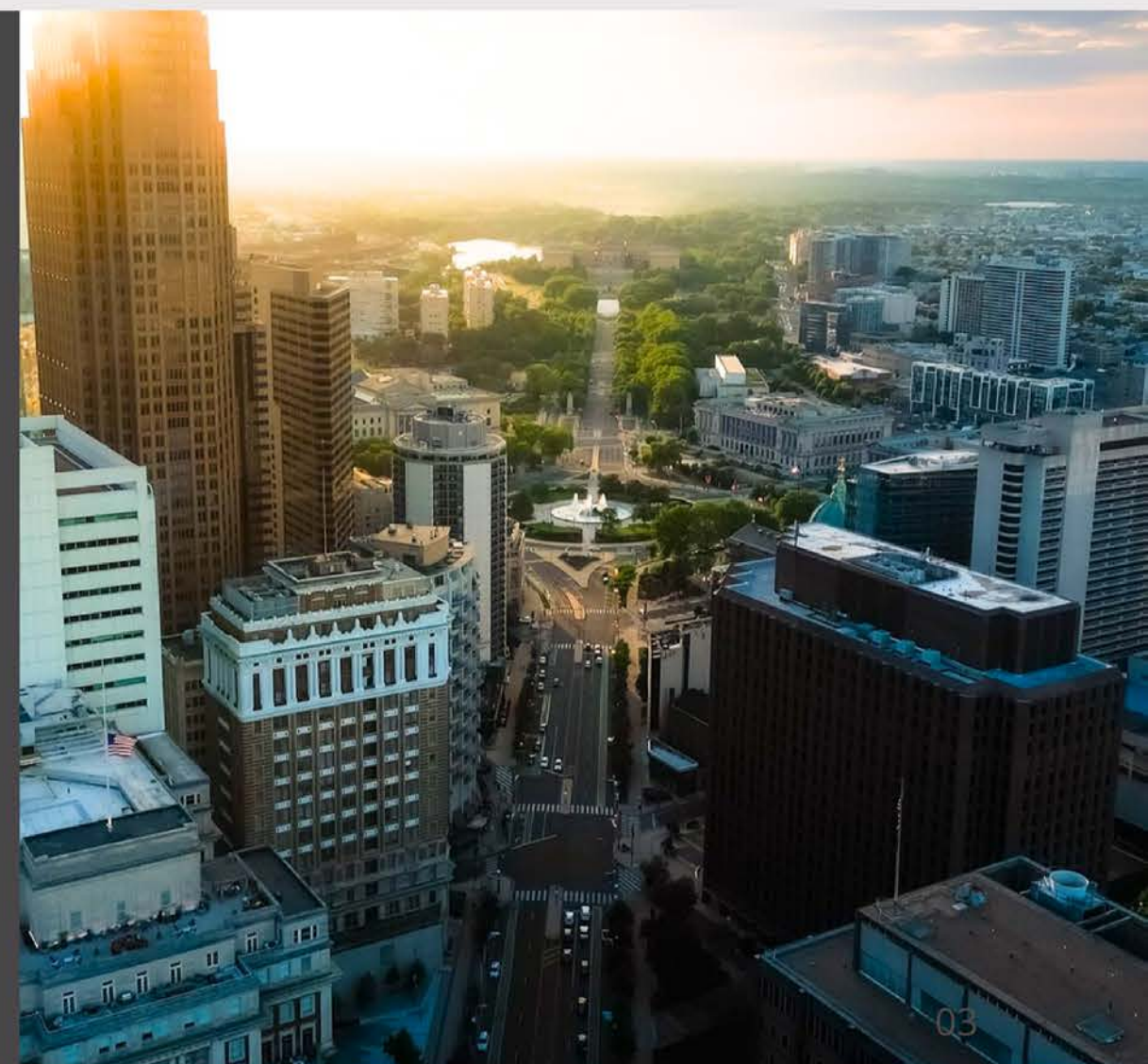
# JG REAL ESTATE

As an award-winning real estate brokerage, our team is eager to provide you with the outstanding sales, leasing, and management services that our clients have come to expect. Our expertise comes from a variety of backgrounds and stretches across our vast portfolio of premiere Philadelphia properties.



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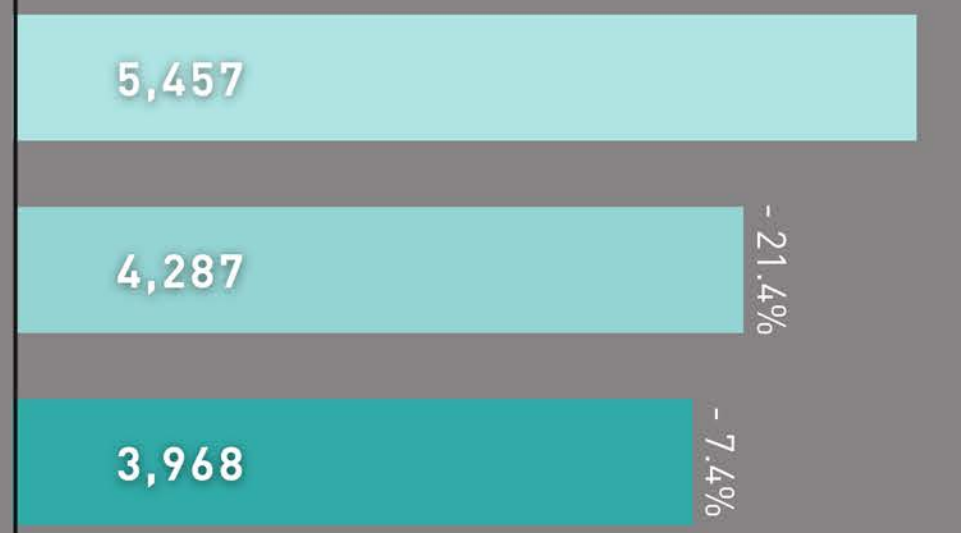
# MARKET ACTIVITY

Q2 2024 // PHILADELPHIA

HOMES FOR SALE










CLOSED SALES



Q2 2022      Q2 2023      Q2 2024



# KEY METRICS

	Q2-2024	1-Year Change
 MEDIAN SALES PRICE	\$275,000	+ 3.4%
 AVG. SALES PRICE	\$349,625	+ 0.8%
 PCT. OF ORIG. PRICE RECEIVED	96.4%	+ 1.0%
 HOMES FOR SALE	4,247	- 16.1%
 CLOSED SALES	3,968	- 7.4%
 MONTHS SUPPLY	3.6	- 14.3%
 AVG. DAYS ON MARKET (DOM)	57	- 6.0%







# 19102

## CENTER CITY

### MEDIAN SALES PRICE

**\$290,000**  
Q2 2024

**0.0%**  
1-YR CHANGE

### AVG. DOM

**65**  
Q2 2024

**+ 51.2%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**93.2%**  
Q2 2024

**- 2.4%**  
1-YR CHANGE

### CLOSED SALES

**23**  
Q2 2024

**0.0%**  
1-YR CHANGE



# 19103

CENTER CITY

## MEDIAN SALES PRICE

**\$449,900**

Q2 2024

**- 12.2%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**94.0%**

Q2 2024

**- 1.1%**

1-YR CHANGE

## AVG. DOM

**102**

Q2 2024

**- 1.9%**

1-YR CHANGE

## CLOSED SALES

**129**

Q2 2024

**- 0.8%**

1-YR CHANGE







# 19104

## WEST PHILADELPHIA

### MEDIAN SALES PRICE

**\$210,000**  
Q2 2024

**- 7.1%**  
1-YR CHANGE

### AVG. DOM

**102**  
Q2 2024

**+ 18.6%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**87.5%**  
Q2 2024

**- 1.7%**  
1-YR CHANGE

### CLOSED SALES

**40**  
Q2 2024

**- 25.9%**  
1-YR CHANGE



# 19106

CENTER CITY EAST //  
OLD CITY



## MEDIAN SALES PRICE

**\$421,250**

Q2 2024

**+ 6.6%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**94.0%**

Q2 2024

**+ 0.4%**

1-YR CHANGE

## AVG. DOM

**95**

Q2 2024

**+ 17.3%**

1-YR CHANGE

## CLOSED SALES

**62**

Q2 2024

**- 11.4%**

1-YR CHANGE







# 19107

## CENTER CITY EAST

### MEDIAN SALES PRICE

**\$359,000**  
Q2 2024

**+ 15.1%**  
1-YR CHANGE

### AVG. DOM

**62**  
Q2 2024

**- 27.1%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**94.0%**  
Q2 2024

**- 1.1%**  
1-YR CHANGE

### CLOSED SALES

**47**  
Q2 2024

**- 17.5%**  
1-YR CHANGE



# 19111

NORTHEAST-FOX CHASE

## MEDIAN SALES PRICE

**\$290,000**

Q2 2024

**+ 5.8%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**100.0%**

Q2 2024

**+ 1.1%**

1-YR CHANGE

## AVG. DOM

**27**

Q2 2024

**- 30.8%**

1-YR CHANGE

## CLOSED SALES

**113**

Q2 2024

**- 14.4%**

1-YR CHANGE





# 19114

## NORTHEAST-TORRESDALE SOUTH



### MEDIAN SALES PRICE

**\$310,000**  
Q2 2024

**+ 10.7%**  
1-YR CHANGE

### AVG. DOM

**19**  
Q2 2024

**- 29.6%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**99.6%**  
Q2 2024

**+ 1.4%**  
1-YR CHANGE

### CLOSED SALES

**73**  
Q2 2024

**- 12.0%**  
1-YR CHANGE



# 19115

NORTHEAST-  
BUSTLETON SOUTH

## MEDIAN SALES PRICE

**\$377,000**

Q2 2024

**+ 10.9%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**98.8%**

Q2 2024

**- 0.8%**

1-YR CHANGE

## AVG. DOM

**25**

Q2 2024

**+ 66.7%**

1-YR CHANGE

## CLOSED SALES

**61**

Q2 2024

**- 16.4%**

1-YR CHANGE







# 19116

## NORTHEAST-BUSTLETON NORTH/ SOMERTON

### MEDIAN SALES PRICE

**\$393,000**  
Q2 2024

**+ 7.7%**  
1-YR CHANGE

### AVG. DOM

**23**  
Q2 2024

**- 8.0%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**99.2%**  
Q2 2024

**- 0.4%**  
1-YR CHANGE

### CLOSED SALES

**59**  
Q2 2024

**- 9.2%**  
1-YR CHANGE



# 19118

CHESTNUT HILL

## MEDIAN SALES PRICE

**\$725,194**

Q2 2024

**- 10.1%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**101.3%**

Q2 2024

**+ 6.1%**

1-YR CHANGE

## AVG. DOM

**47**

Q2 2024

**- 35.6%**

1-YR CHANGE

## CLOSED SALES

**23**

Q2 2024

**+ 9.5%**

1-YR CHANGE







# 19119

## NORTHWEST PHILADELPHIA

### MEDIAN SALES PRICE

**\$450,000**  
Q2 2024

**+ 11.1%**  
1-YR CHANGE

### AVG. DOM

**27**  
Q2 2024

**-**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**100.6%**  
Q2 2024

**+ 1.3%**  
1-YR CHANGE

### CLOSED SALES

**56**  
Q2 2024

**-**  
1-YR CHANGE



# 19121

BREWERTOWN //  
NORTH PHILLY



## MEDIAN SALES PRICE

**\$237,495**

Q2 2024

**- 6.9%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**94.3%**

Q2 2024

**+ 3.9%**

1-YR CHANGE

## AVG. DOM

**94**

Q2 2024

**- 6.0%**

1-YR CHANGE

## CLOSED SALES

**112**

Q2 2024

**+ 19.1%**

1-YR CHANGE







# 19122

## NORTH PHILADELPHIA (EAST)

### MEDIAN SALES PRICE

**\$395,400**  
Q2 2024

**+ 3.4%**  
1-YR CHANGE

### AVG. DOM

**57**  
Q2 2024

**- 25.0%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**96.5%**  
Q2 2024

**+ 1.6%**  
1-YR CHANGE

### CLOSED SALES

**48**  
Q2 2024

**- 40.0%**  
1-YR CHANGE



# 19123

NORTHERN LIBERTIES

## MEDIAN SALES PRICE

**\$537,500**

Q2 2024

**+ 6.4%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**97.4%**

Q2 2024

**+ 0.8%**

1-YR CHANGE

## AVG. DOM

**63**

Q2 2024

**- 8.7%**

1-YR CHANGE

## CLOSED SALES

**68**

Q2 2024

**- 5.6%**

1-YR CHANGE







# 19125

## FISHTOWN

### MEDIAN SALES PRICE

**\$400,000**

Q2 2024

**- 1.8%**

1-YR CHANGE

### AVG. DOM

**57**

Q2 2024

**- 12.3%**

1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**97.1%**

Q2 2024

**+ 0.2%**

1-YR CHANGE

### CLOSED SALES

**164**

Q2 2024

**- 9.4%**

1-YR CHANGE



# 19127

MANAYUNK

## MEDIAN SALES PRICE

**\$375,000**

Q2 2024

**+ 7.3%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**99.3%**

Q2 2024

**+ 1.5%**

1-YR CHANGE

## AVG. DOM

**27**

Q2 2024

**- 25.0%**

1-YR CHANGE

## CLOSED SALES

**37**

Q2 2024

**- 7.5%**

1-YR CHANGE







# 19128

## ROXBOROUGH

### MEDIAN SALES PRICE

**\$370,000**  
Q2 2024

**+ 5.7%**  
1-YR CHANGE

### AVG. DOM

**23**  
Q2 2024

**- 37.8%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**99.8%**  
Q2 2024

**- 0.6%**  
1-YR CHANGE

### CLOSED SALES

**136**  
Q2 2024

**- 17.1%**  
1-YR CHANGE



# 19129

EAST FALLS

## MEDIAN SALES PRICE

**\$407,500**

Q2 2024

**+ 36.3%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**102.4%**

Q2 2024

**+ 6.4%**

1-YR CHANGE

## AVG. DOM

**16**

Q2 2024

**- 55.6%**

1-YR CHANGE

## CLOSED SALES

**38**

Q2 2024

**+ 35.7%**

1-YR CHANGE







# 19130

## FAIRMOUNT

### MEDIAN SALES PRICE

**\$433,000**  
Q2 2024

**+ 3.7%**  
1-YR CHANGE

### AVG. DOM

**50**  
Q2 2024

**- 12.3%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**95.9%**  
Q2 2024

**- 1.2%**  
1-YR CHANGE

### CLOSED SALES

**125**  
Q2 2024

**- 23.8%**  
1-YR CHANGE



# 19133

NORTH PHILADELPHIA

## MEDIAN SALES PRICE

**\$120,000**

Q2 2024

**+ 50.0%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**91.1%**

Q2 2024

**+ 6.2%**

1-YR CHANGE

## AVG. DOM

**92**

Q2 2024

**- 2.1%**

1-YR CHANGE

## CLOSED SALES

**29**

Q2 2024

**+ 3.6%**

1-YR CHANGE







# 19134

## PORT RICHMOND // KENSINGTON

### MEDIAN SALES PRICE

**\$135,000**  
Q2 2024

**- 14.6%**  
1-YR CHANGE

### AVG. DOM

**81**  
Q2 2024

**+ 6.6%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**91.5%**  
Q2 2024

**- 1.2%**  
1-YR CHANGE

### CLOSED SALES

**166**  
Q2 2024

**- 9.8%**  
1-YR CHANGE



# 19135

NORTHEAST-TACONY

## MEDIAN SALES PRICE

**\$199,900**

Q2 2024

**+ 5.2%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**98.0%**

Q2 2024

**+ 2.0%**

1-YR CHANGE

## AVG. DOM

**53**

Q2 2024

**+ 6.0%**

1-YR CHANGE

## CLOSED SALES

**78**

Q2 2024

**- 32.8%**

1-YR CHANGE







# 19136

## NORTHEAST-HOLMESBURG

### MEDIAN SALES PRICE

**\$245,500**  
Q2 2024

**+ 9.1%**  
1-YR CHANGE

### AVG. DOM

**35**  
Q2 2024

**- 14.6%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**98.5%**  
Q2 2024

**+ 1.0%**  
1-YR CHANGE

### CLOSED SALES

**92**  
Q2 2024

**- 20.0%**  
1-YR CHANGE



# 19138

EAST GERMANTOWN



## MEDIAN SALES PRICE

**\$214,000**

Q2 2024

**+ 4.4%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**97.4%**

Q2 2024

**+ 2.5%**

1-YR CHANGE

## AVG. DOM

**67**

Q2 2024

**+ 13.6%**

1-YR CHANGE

## CLOSED SALES

**67**

Q2 2024

**- 27.2%**

1-YR CHANGE







# 19141

## OGONTZ // FERN ROCK

### MEDIAN SALES PRICE

**\$195,800**  
Q2 2024

**+ 5.8%**  
1-YR CHANGE

### AVG. DOM

**71**  
Q2 2024

**- 1.4%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**96.1%**  
Q2 2024

**+ 3.8%**  
1-YR CHANGE

### CLOSED SALES

**59**  
Q2 2024

**- 6.3%**  
1-YR CHANGE



# 19143

WEST PHILADELPHIA



## MEDIAN SALES PRICE

**\$190,000**

Q2 2024

**+ 15.2%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**96.5%**

Q2 2024

**+ 4.3%**

1-YR CHANGE

## AVG. DOM

**62**

Q2 2024

**- 7.5%**

1-YR CHANGE

## CLOSED SALES

**174**

Q2 2024

**+ 16.5%**

1-YR CHANGE







# 19145

## SOUTH PHILLY // WEST PASSYUNK

### MEDIAN SALES PRICE

**\$285,000**  
Q2 2024

**+ 2.9%**  
1-YR CHANGE

### AVG. DOM

**84**  
Q2 2024

**+ 27.3%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**96.1%**  
Q2 2024

**+ 1.6%**  
1-YR CHANGE

### CLOSED SALES

**149**  
Q2 2024

**+ 13.7%**  
1-YR CHANGE



# 19146

SW CENTER CITY  
// POINT BREEZE



## MEDIAN SALES PRICE

**\$492,500**

Q2 2024

**+ 9.4%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**97.2%**

Q2 2024

**+ 2.6%**

1-YR CHANGE

## AVG. DOM

**56**

Q2 2024

**- 23.3%**

1-YR CHANGE

## CLOSED SALES

**229**

Q2 2024

**- 9.8%**

1-YR CHANGE







# 19147

## QUEEN VILLAGE // PASSYUNK SQUARE

### MEDIAN SALES PRICE

**\$526,250**  
Q2 2024

**+ 4.7%**  
1-YR CHANGE

### AVG. DOM

**60**  
Q2 2024

**- 10.4%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**96.3%**  
Q2 2024

**+ 0.1%**  
1-YR CHANGE

### CLOSED SALES

**168**  
Q2 2024

**- 6.7%**  
1-YR CHANGE



# 19148

SOUTH PHILADELPHIA EAST



## MEDIAN SALES PRICE

**\$300,000**

Q2 2024

**+ 6.6%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**96.8%**

Q2 2024

**+ 1.9%**

1-YR CHANGE

## AVG. DOM

**66**

Q2 2024

**- 16.5%**

1-YR CHANGE

## CLOSED SALES

**193**

Q2 2024

**+ 3.8%**

1-YR CHANGE







# 19149

## NORTHEAST-MAYFAIR/OXFORD CIRCLE

### MEDIAN SALES PRICE

**\$231,000**  
Q2 2024

**+ 5.2%**  
1-YR CHANGE

### AVG. DOM

**40**  
Q2 2024

**- 14.9%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**98.6%**  
Q2 2024

**+ 2.6%**  
1-YR CHANGE

### CLOSED SALES

**96**  
Q2 2024

**- 11.1%**  
1-YR CHANGE



# 19151

OVERBROOK

## MEDIAN SALES PRICE

**\$197,450**

Q2 2024

**0.0%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**95.1%**

Q2 2024

**0.0%**

1-YR CHANGE

## AVG. DOM

**55**

Q2 2024

**- 26.7%**

1-YR CHANGE

## CLOSED SALES

**48**

Q2 2024

**- 17.2%**

1-YR CHANGE







# 19152

## NORTHEAST-RHAWNHRUST

### MEDIAN SALES PRICE

**\$320,000**  
Q2 2024

**+ 4.1%**  
1-YR CHANGE

### AVG. DOM

**26**  
Q2 2024

**0.0%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**97.6%**  
Q2 2024

**- 0.5%**  
1-YR CHANGE

### CLOSED SALES

**63**  
Q2 2024

**- 14.9%**  
1-YR CHANGE



# 19154

NORTHEAST-  
TORRESDALE NORTH



## MEDIAN SALES PRICE

**\$320,000**

Q2 2024

**+ 6.7%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**100.1%**

Q2 2024

**- 0.1%**

1-YR CHANGE

## AVG. DOM

**17**

Q2 2024

**- 10.5%**

1-YR CHANGE

## CLOSED SALES

**96**

Q2 2024

**+ 6.7%**

1-YR CHANGE







**THANK YOU**

JG REAL ESTATE // 215.467.4100 // JG-REALESTATE.COM // 1028 N 3RD STREET